



MEMBERS PRESENT: BILL MARSHALL, JEFF JOHNSTON, MICHELLE SMYTH, ERICA CHASE,
DAVID THOMPSON, JOHN TARKANY
STAFF PRESENT: BILL TURNER, PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

JULY 5, 2016

5:00 P.M.

75 CALHOUN STREET

1. 1127 Savannah Highway – TMS# 349-08-00-090, 010, 020

App. No. 167-05-1

Request Preliminary approval for new construction of a 4,994 square foot freestanding retail building, a 150 square foot attached retail building and associated site improvements as per documentation submitted.

Owner: Synovus Trust Co.
Applicant: SJ Collins Enterprises, LLC
Neighborhood/Area: Farmfield/ West Ashley

MOTION: Preliminary approval for the architecture and site. Conceptual approval for the northeast corner of the site and its built features. Match the landscaping design of the adjacent Starbucks for the planting along Savannah Highway particularly incorporating more Palmettos; incorporate street trees into the design; study the infill retail space as a hyphen differentiated from the Wholefoods building; provide screening for the courtyard on the east side of the building; restudy the design of the northeast corner and its built features and landscaping. Address staff comments 2, 4, 5 & 6.

*B.Marshall abstains.

MADE BY: E.Chase SECOND: J.Tarkany VOTE: FOR 4 AGAINST 1

Files containing information pertinent to the above application are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

Staff Comments
For
DESIGN REVIEW BOARD
July 5, 2016

1127 Savannah Highway

Previous Board Motion: Preliminary approval for the Whole Foods building and Deferral for the freestanding building and the site.

Staff Comments:

1. Extend the screen wall partially down Farmfield Avenue to soften the view of the parking lot from vehicles traveling west on Savannah Highway.
2. The proposed freestanding West Ashley sign does not provide enough mass to properly anchor the street corner. Provide a solution with more mass.
3. Eliminate the specialty paving within the SCDOT right-of-way. SCDOT will only approve concrete within their rights-of-ways.
4. The board's lighting policy statement limits parking lot fixtures to 18 feet in height.
5. Eliminate the goose neck fixtures above the sign panel on the proposed storefront adjacent to Whole Foods.
6. The architectural direction of the freestanding building needs further study:
 - a. Place more emphasis on addressing Savannah Highway as a primary building elevation. Additional glazing is needed and eliminate the service door.
 - c. Restudy the architectural direction of the east and west elevations as they will be highly visible to the street.
 - d. Provide a solution to screening the utilities and roof access.
 - e. Reorient the roof slope in order to relocate the downspouts and overflow scuppers to the rear of the building.

City Recommendation: Preliminary approval with the above referenced conditions.